

The logo features a stylized sun with rays in the top left corner. The word "California" is written in a large, flowing, yellow script font. Below it, the words "Solar Rights Act" are written in a bold, white, sans-serif font.

California

Solar Rights Act

California Civil Code

- 714.** (a) Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of, or any interest in, real property that effectively prohibits or restricts the installation or use of a solar energy system is void and unenforceable.
- (b) This section shall not apply to provisions which impose reasonable restrictions on solar energy systems. However, it is the policy of the state to promote and encourage the use of solar energy systems and to remove obstacles thereto. Accordingly, reasonable restrictions on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.
- (c) Solar collectors shall meet applicable standards and requirements imposed by state and local permitting authorities. Specifically, solar energy systems shall be certified by the Solar Rating and Certification Corporation (SRCC) or other nationally recognized certification agencies. SRCC is a nonprofit third party supported by the United States Department of Energy. The certification shall be for the entire solar energy system and installation.
- (d) For the purposes of this section:
- (1) "Significantly" means an amount exceeding 20 percent of the cost of the system or decreasing the efficiency of the solar energy system by an amount exceeding 20 percent, as originally specified and proposed.
 - (2) "Solar energy system" has the same meaning as defined in Section 801.5.
- (e) Whenever approval is required for the installation or use of a solar energy system, the application for approval shall be processed and approved by the appropriate approving entity in the same manner as an application for approval of an architectural modification to the property, and shall not be willfully avoided or delayed.
- (f) Any entity, other than a public entity, that willfully violates this section shall be liable to the applicant or other party for actual damages occasioned thereby, and shall pay a civil penalty to the applicant or other party in an amount not to exceed one thousand dollars (\$1,000).
- (g) In any action to enforce compliance with this section, the prevailing party shall be awarded reasonable attorney's fees.
- 714.1.** Notwithstanding Section 714, any association, as defined in Section 1351, may impose reasonable provisions which:
- (a) Restrict the installation of solar energy systems installed in common areas, as defined in Section 1351, to those systems approved by the association.
 - (b) Require the owner of a separate interest, as defined in Section 1351, to obtain the approval of the association for the installation of a solar energy system in a separate interest owned by another.
 - (c) Provide for the maintenance, repair, or replacement of roofs or other building components.
 - (d) Require installers of solar energy systems to indemnify or reimburse the association or its members for loss or damage caused by the installation, maintenance, or use of the solar energy system.